

City of Bondurant

Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: May 8, 2025

Karen Keeran, Chair

1. Call to Order 6:00 pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

2. Roll Call

Members Present: Karen Keeran (Chairperson), Andy Mains (Vice-Chairperson), Kristin Brostrom, Brian Clayton, Jesse Torres,

Members Absent: Jason Vore, Ethan Pitt

City Official & Staff Present: Maggie Murray, Isaac Pezley, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the May 8, 2025, meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the April 10, 2025, meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Public Hearing – Resolution to rezone The Station from General Commercial (C-2) District to the Central Business (C-4) District.

Public hearing opened at 6:01 p.m.

Pezley stated the City of Bondurant is the applicant for this rezoning request. Pezley stated this parcel is partially zoned as C-2 General Commercial and part

of the property is zoned as C-4 Central Business District. This rezoning request is to clean up this discrepancy. Pezley stated the use of the Station, the Depot and the bike trail will stay the same.

Keeran asked about the Station. Pezley stated that will be the name of the Emergency Services Building once the Fire Department vacates the building. Murray stated a site plan will come to the Commission in the future with the additions that are being made to that building. Murray stated she is unsure if Grain Street will become a two-way street, that will likely be addressed during the site plan process.

Public hearing closed at 6:04 p.m.

- b. Resolution PZ-250508-14 – Resolution considering request to rezone The Station from the General Commercial (C-2) District to the Central Business (C-4) District.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250508-14.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission Member Pitt. Vote on Motion 5-0-0. Motion carried.

- c. Resolution PZ-250508-15 – Resolution considering Newby Farms Plat of Survey.

Julie Campbell addressed the Commission. This Plat of Survey area is located east of Jim Clayton's property and is currently under contract with a development company. The Plat of Survey is splitting the entire Newby Farmland into three separate parcels.

Pezley stated staff has no comments. No right-of-way was needed for this plat of survey as right-of-way easement has already been established on the western property line of the proposed parcels.

Clayton asked about the timeline for development of the parcel. Campbell stated she believes construction will start before Truman Drive is extended through the area.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 250508-15.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission

Member Pitt. Vote on Motion 5-0-0. Motion carried.

- d. Resolution PZ-250508-16 – Resolution considering the Plat of Survey for 8597 Ne 112th Street

Terry Coady, with Snyder & Associates, addressed the Commission. Coady stated this Plat of Survey is for ground located in rural Polk County, however because it is closer to Bondurant city limits than Mitchellville, Polk County requires Bondurant to review it. Coady stated the goal is to create one residential tax parcel for this property. In order to do this, the Plat of Survey would split the residential portion of the property from the agricultural portion. The property owner would then lot-tie the two residential pieces together.

Pezley state staff has no comments.

Motion by Commission Member Mains, seconded by Commission Member Brostrom to approve Resolution PZ - 250508-16.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission Member Pitt,. Vote on Motion 5-0-0. Motion carried.

- e. Resolution PZ-250508-17 – Resolution considering T12 Distillery Site Plan located at 101 Lincoln Street NE.

Alex Amadeo, with ISG, addressed the Commission. Amadeo provided the Commission an overview of the proposed site plan for the T12 Distillery. Amadeo stated the distillery will be the main use of the property, but it will also feature two drive-thru facilities to the west of the distillery. The drive-thru facilities will be accessible from Lincoln Street NE.

Keeran asked if there will be speaker boxes for the drive-thru facilities, Amadeo stated there are currently no speaker boxes for these two facilities. Mains asked if there was a plan to address noise from these properties. Scott Turczynski stated the distillery, cigar patio and speakeasy will be open likely five days a week until roughly midnight. There will be an event space that can be rented out. Turczynski stated he had not considered noise maintenance.

Brostrom asked if outside music would be allowed. Turczynski stated outdoor music not his intent but not a lot of thought had gone into it. Staff stated they would be subject to current noise regulations. Mains asked if the events would take place entirely indoor. Turczynski stated yes, there has been discussion about placing a tent in the green space just east of the event space. Mains asked about restroom facilities. Turczynski stated there are restroom facilities available in the event space and speakeasy space.

Pezley stated staff has a couple of comments that are reflected on the resolution.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250508-17 with staff recommendations.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres,
Nays: none Abstentions: none. Absent: Commission Member Vore, Commission Member Pitt,. Vote on Motion 5-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – none.

Mains – none.

Pitt – absent.

Torres – none.

Vore – absent.

Commission Chair – Keeran asked staff to take a look at Dollar Tree to ensure they are compliant with their landscaping plan.

b. Community Development Director – Murray stated the City presented for a grant application this past week and it appears the City was awarded the grant. Murray stated the City is working with ISG for the amphitheater portion of the Grain District. 2nd Street NW is right on schedule, and 2nd Street NE east of Hubbell will start next week and the entire intersection will be completed this construction year.

c. City Planner – Water tower stenciling has begun.

d. City Administrator – absent.

e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Brostrom to

adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 6:22.